

August 28, 2007

City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

RE: 6825 W OAKLEY BLVD
JUSTIFICATION LETTER – Rezone from R-E to P-R
APN #163-02-310-001, 163-02-310-002, 163-02-310-003

To Whom It May Concern:

We are requesting a Rezone to convert an existing residence from an R-E to a P-R zone. We have considered the following in making our request that

- The density and intensity of the proposed Rezone is compatible with the existing adjacent land use designations;
- The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts;
- The adjacent two parcels are also submitting for the re-zone as these three parcels are adjacent to service commercial
- Extremely high traffic counts as traffic backs up heading west on Oakley from Rainbow to Casa Vista Drive
- There will not be any parking at the rear of the buildings
- Access to the existing adjacent R-E zoned properties are accessed through Casa Vista Dr., Redwood St., and Sierra Trail
- Oakley has become a popular alternate route for east – west travel in lieu of travel on Charleston Blvd. or Sahara Ave.
- Additionally, there is an existing bus stop in front of the adjacent property
- This stretch of Oakley has become too dangerous for residential use as a high traffic count and excessive speed are unsafe for a family to safely use the front yard.
- These lots are in the Rural Preservation Overlay district. We are aware of this and we are not changing as we are not creating a greater density.

Thank you for your consideration in this matter. Should you have any further questions or require additional information, please contact me at (702) 498-4443.

Sincerely,



Brian J. Horner

GPA-24245 ZON-24256
SDR-24246 10/11/07 PC

